



APPLICATION ACCEPTED: May 1, 2014  
BOARD OF ZONING APPEALS: September 10, 2014  
TIME: 9:00 a.m.

## County of Fairfax, Virginia

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September 3, 2014

### STAFF REPORT

APPLICATION SP 2014-PR-057

### PROVIDENCE DISTRICT

**APPLICANT:** Suma Rajanna  
Curious Kids Learning Center

**OWNERS:** Suma Rajanna  
Vijayakumar Chikkava

**LOCATION:** 2852 Cedarest Road, Fairfax 22031

**SUBDIVISION:** Melville

**PARCEL:** 49-3 ((2)) 12

**LOT SIZE:** 16,018 square feet

**ZONING:** R-1, HC

**ZONING ORDINANCE PROVISION:** 8-305

**PROPOSAL:** To permit a home child care facility

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2014-PR-057 for the home child care facility, subject to the proposed conditions set forth in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290. **Board of Zoning Appeals meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035.**

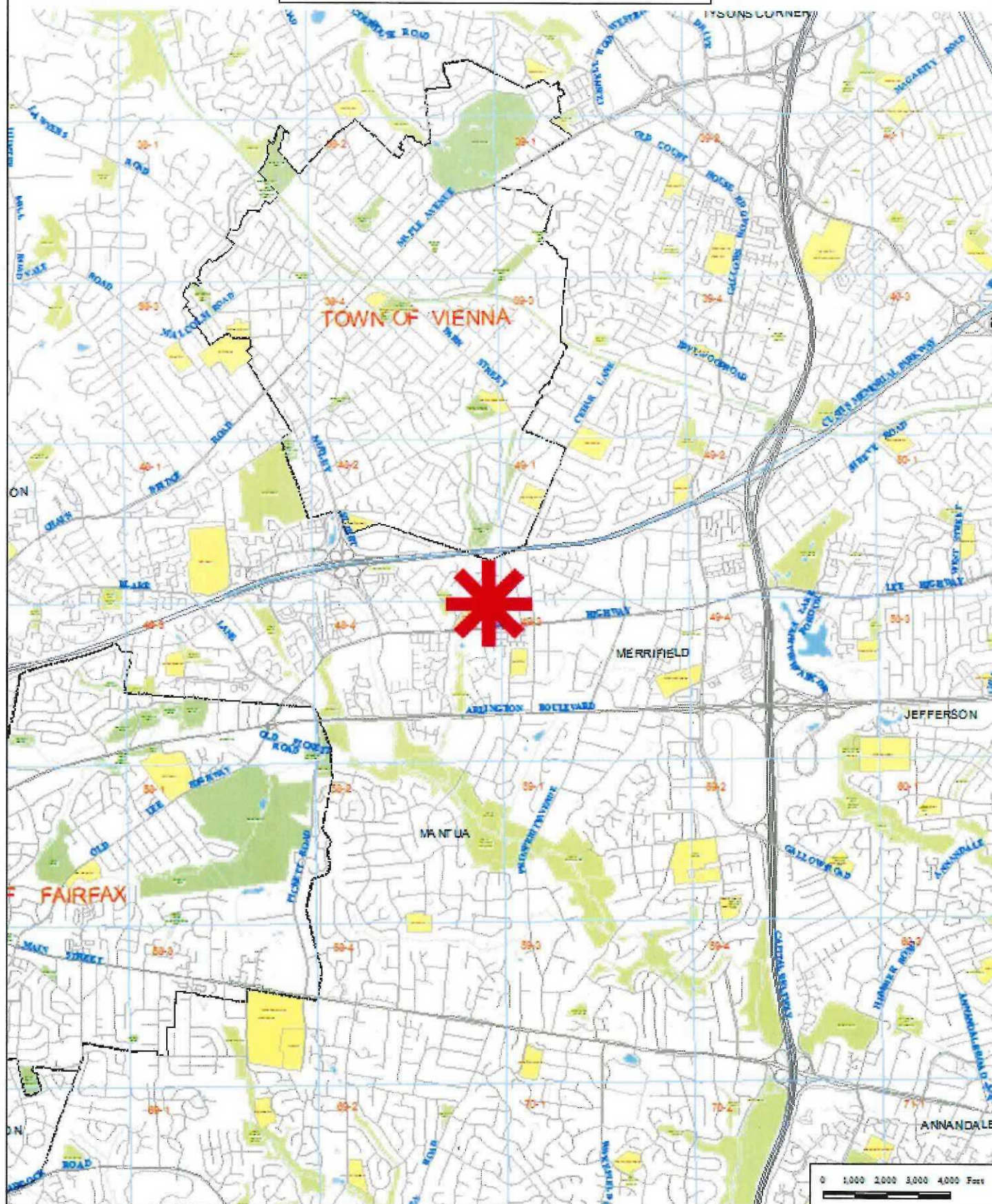


**Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).**



SP 2014-PR-057  
SUMARAJANNA / CURIOUS KIDS LEARNING CENTER

SUMARAJANNA / CURIOUS KIDS LEARNING CENTER

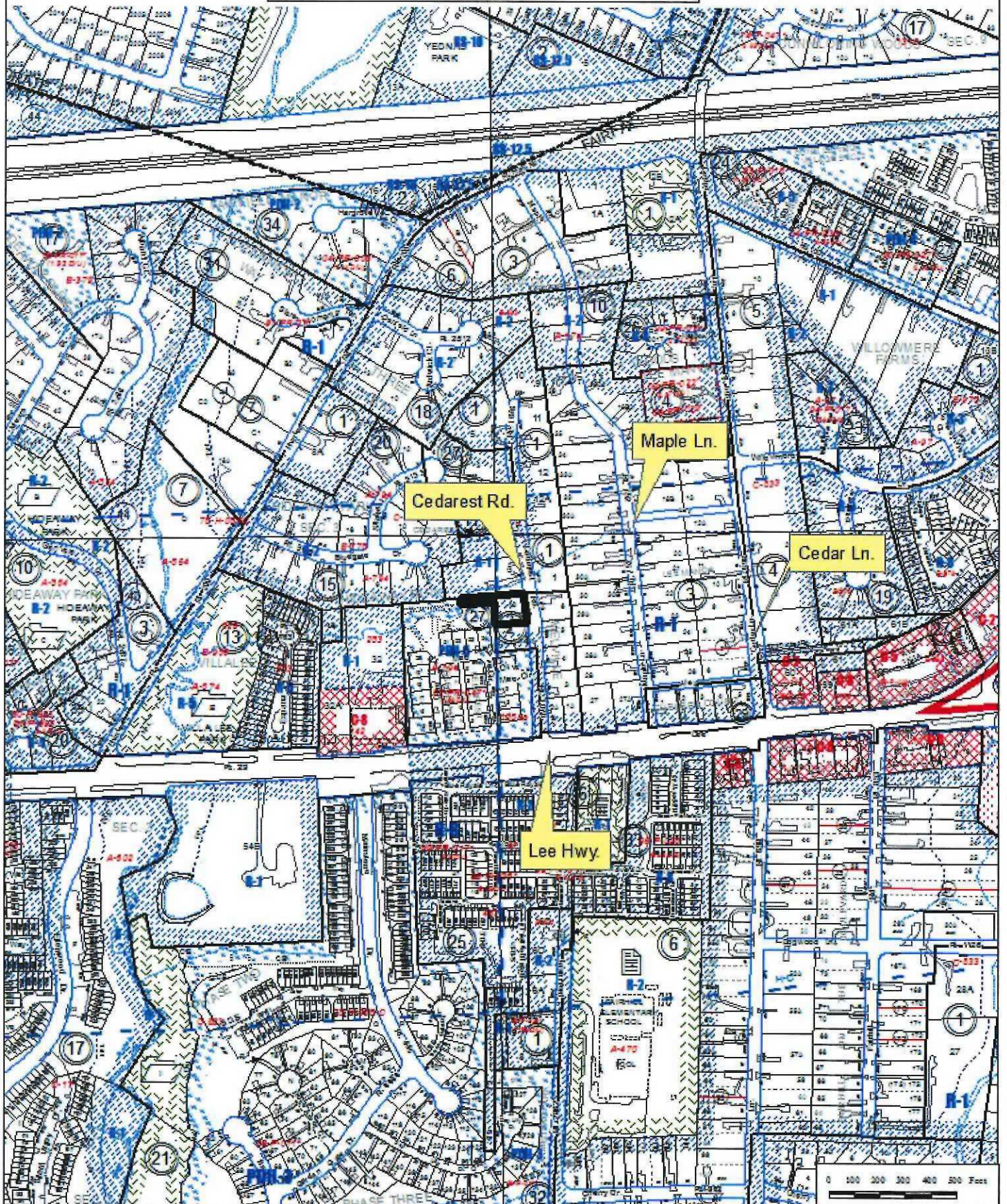




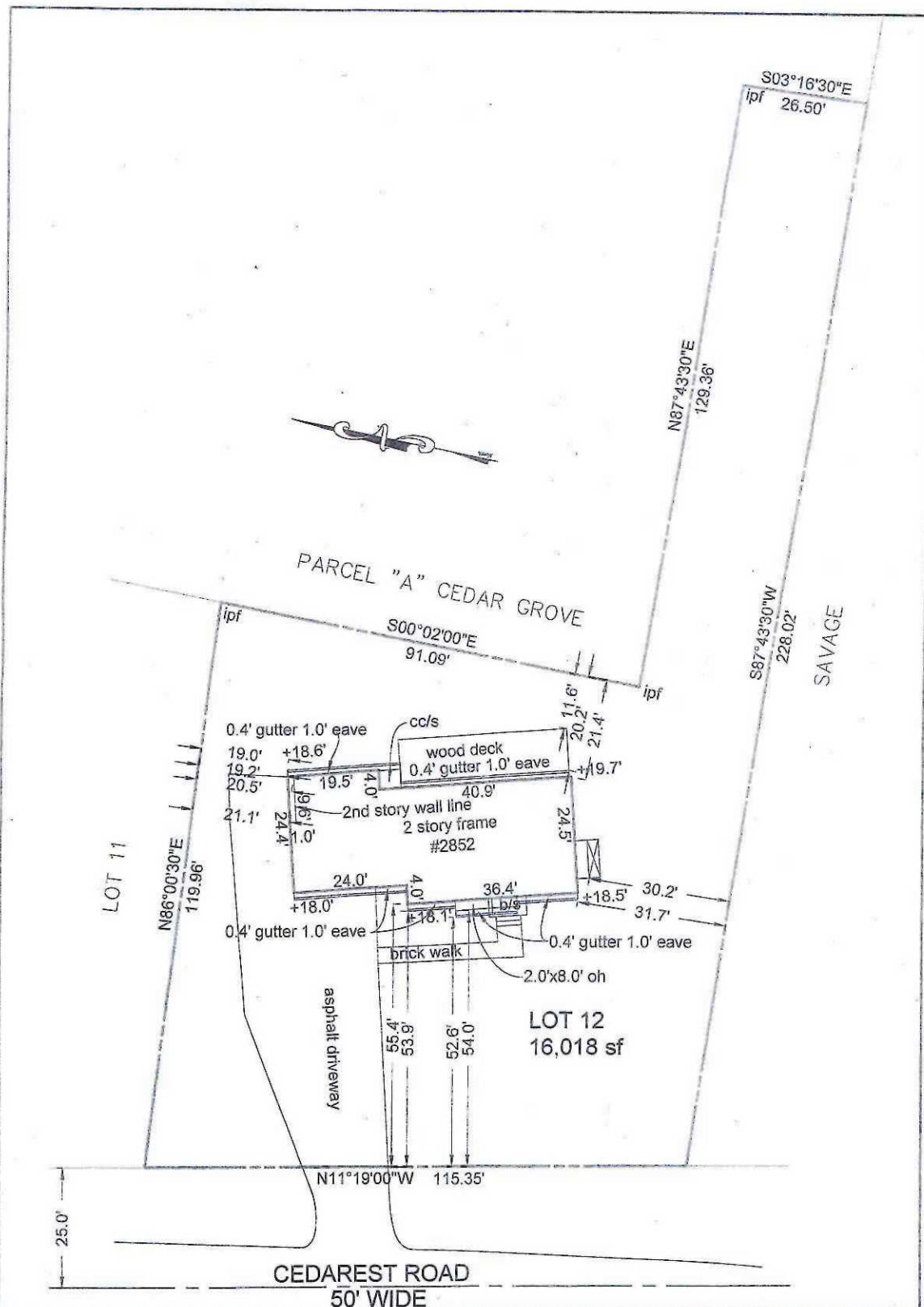
# Special Permit

SP 2014-PR-057

SUMARAJANNA / CURIOUS KIDS LEARNING CENTER







/Lee **SETBACK CERTIFICATION** JOB #: 11-0009

<p><b>GUY H. BRIGGS</b> No. 1894 2/20/11 LAND SURVEYOR</p>	<p><b>LOT 12</b> <b>MELVILLE</b> PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	
	<p>FEBRUARY 20, 2011</p>	
<p><b>APEX SURVEYS</b></p>		<p>7720 VICEROY STREET 703 866-1236 SPRINGFIELD, VIRGINIA 22151</p>





Front of dwelling



Aerial view; Source: Fairfax County GIS





Eating area



Main level child care with access to deck



Main level child care



Infant sleeping room





Deck



Rear yard play area





## SPECIAL PERMIT REQUEST

The applicant requests approval of a Special Permit for a home child care facility for up to 12 children at any one time within an existing dwelling.

A copy of the Special Permit Plat, titled "Lot 12 Melville" prepared by Apex Surveys, dated February 20, 2011, and photographs are included at the front of this report.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The 16,018-square foot subject property is located on Cedarest Road in the Fairfax area. The property and the immediate vicinity are zoned R-1 with the Highway Corridor Overlay. The entire property is within a Resource Protection Area (RPA).



Figure 1: Subject Property, Source: Fairfax County GIS, 2013 Imagery

## BACKGROUND

The dwelling was built in 1980, and the applicant purchased the property in 2007. It is not part of a homeowners association. The only zoning history for the property is a variance (V-81-P-127) approved on October 21, 1981, for a reduction in the minimum required side and rear yards due to errors in building location. Although the deck is not specifically noted on the building permit for the house, based on a review of the file and the wording of materials in the application for the 1981 variance, staff believes that the deck was constructed with the house in 1980, and was thus permitted and inspected as part of the dwelling. The deck is also noted in the Department of Tax Administration records.

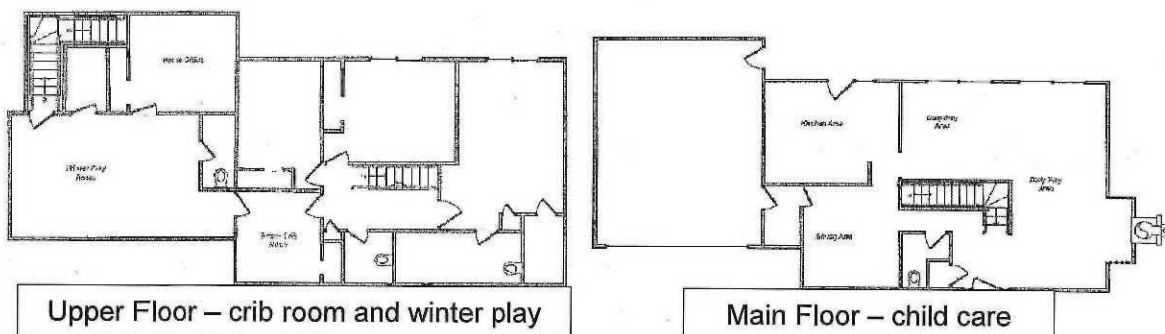
The applicant is an existing licensed family day home provider. Her license expires January 14, 2015, and permits up to 12 children, ages 3 months to 12 years, 11 months, from 7:00 a.m. to 6:00 p.m., Monday through Friday.

## DESCRIPTION OF THE REQUEST

The applicant requests approval of a Special Permit for a home child care facility for up to 12 children at any one time, with two assistants. The hours of operation are from 7:00 a.m. to 6:00 p.m., with staggered drop-off and pick-up. Parking is provided in the garage and in the large driveway which accommodate a total of approximately eight vehicles.

The child care is on the main level with a rear sliding glass door to the deck, and on the second level with an infant sleeping room and a large room used for play in the winter. Both rooms have adequate egress windows.

The large lot provides ample space for outdoor play. Outdoor play areas are not identified on the plat because supervised play occurs in any part of the yards as described in the Statement of Justification. During the morning, the applicant and assistants supervise the children while they use small riding and other toys in an area of the driveway near the garage.





## **ANALYSIS**

### **Comprehensive Plan Provisions**

Plan Area: Area II, Vienna Planning District,  
Lee Community Planning Sector  
Plan Map: Residential, 1-2 du/ac

### **Zoning Ordinance Requirements**

The application must meet the standards of the following sections of the Zoning Ordinance, which are included in Appendix 6:

- Sect. 8-006, General Standards
- Sect. 8-303, Standards for All Group 3 Uses
- Sect. 8-305, Additional Standards for Home Child Care Facilities
- Sect. 10-103, Par. 6, Use Limitations for Home Child Care Facilities

This special permit is subject to the section of the Zoning Ordinance outlined above, a copy of which is included as Appendix 6. Subject to development conditions, this special permit must meet these standards.

### **On-site Parking and Site Circulation**

Vehicular access to the site is provided from Cedarest Road off Lee Highway. The parents park in the driveway and bring their children to the front door. The garage and driveway appear to accommodate at least eight vehicles. Cedarest Road is a dead-end street with little traffic; however, it is narrow and does not have a sidewalk or curb and gutter, and does not easily accommodate on-street parking. A condition is proposed limiting drop-off and pick-up to the driveway.

### **Zoning Inspection Analysis**

During the site inspection of June 24, 2014, it was noted that a variety of items were stored near the water heater, and a smoke detector was needed in the infant sleeping room. Both of these issues have been resolved. The Zoning Inspection Branch also identified in their report (Appendix 5) that it was unknown whether permits were issued for the deck. As noted above, staff has determined that the deck was permitted and inspected as part of the dwelling. No other concerns have been identified, and no complaints have been filed with the Department of Code Compliance.

## **STAFF CONCLUSIONS AND RECOMMENDATION**

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the proposed development conditions in Appendix 1.

Staff recommends approval of SP 2014-PR-057 for the home child care facility, subject to the proposed conditions set forth in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. State License Information
5. Zoning Inspection Branch Comments
6. Applicable Zoning Ordinance Provisions



**Proposed Development Conditions****SP 2014-PR-057****September 3, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-PR-057 located at 2852 Cedarest Road, Tax Map 49-3 ((2)) 12, to permit a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This approval is granted to the applicant only, Suma Rajanna, Curious Kids Learning Center, and is not transferable without further action of the Board, and is for the location indicated on the application, 2852 Cedarest Road, Fairfax, and is not transferable to other land.
2. This Special Permit is granted only for the home child care use indicated on the plat titled "Lot 12 Melville" prepared by Apex Surveys, dated February 20, 2011, and approved with this application, as qualified by these conditions.
3. A copy of this Special Permit **shall be posted in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve.
7. The maximum number of assistants for the home child care shall be two.
8. There shall be no signage associated with the home child care facility.
9. All drop-off and pick-up of children shall take place in the driveway.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Application No.(s): \_\_\_\_\_  
 (county-assigned application number(s), to be entered by County Staff)

### SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 05/09/14  
 (enter date affidavit is notarized)

124534

I, Suma Rajanna, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one) ☒ applicant  
☐ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Suma Rajanna d/b/a The Curious Kids Learning Center	2852 Cedarest Rd, Fairfax, VA - 22031	Co-Owner / Applicant
Vijayakumar Chikkava	2852 Cedarest Rd Fairfax, VA - 22031	Co-Owner / Spouse

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

- \* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

CMB

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 05-09-2014  
(enter date affidavit is notarized)

124534

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

**CORPORATION INFORMATION**

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 05-09-2014  
(enter date affidavit is notarized)

124534

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner**, **Limited Partner**, or **General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 05-09-2014  
(enter date affidavit is notarized)

124534

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.



Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Five

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 05-09-2014  
(enter date affidavit is notarized)

124534

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☒ Applicant

[ ] Applicant's Authorized Agent

Suma Rajanna, Owner

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of May, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

James Addy  
Notary Public

My commission expires: 2/28/17



JAMES ADDY  
NOTARY PUBLIC 7576923  
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES FEBRUARY 28, 2017

CMB







RECEIVED  
Department of Planning & Zoning

FEB 26 2014

Zoning Evaluation Division

APPENDIX 3

## The Curious Kids Learning Center

2852 Cedarest Rd, Fairfax, VA – 22031

Ref: SP001

Date: 02/24/2014

### SPECIAL PERMIT STATEMENT OF JUSTIFICATION

Dear Board of Zoning Committee,

At our Family day home care facility, we provide unique and special services to children. We strive to exceed parent expectations and children's individual needs. We have earned ourselves as a great provider in our community. We have provided detailed information to justify a special permit for our family day home facility. Please contact us for any additional information required. We request you to please consider our application and approve the special permit at the earliest.

Center Location - Our Center is conveniently located between the two metro stations DunLoring and Vienna metro on Cedarest Road with a dead end road providing the required safe environment, least traffic, least noise pollution and quite place for children. It is an ideal place for children to learn, care and teach children especially family day home facility.

A) Hours of Operation –

- a. Monday through Friday – 7:00am to 6:00pm
- b. Overtime - Generally we do not entertain after hours care unless there is a special request from parents because of delay in traffic or unavoidable circumstances or a preplanned arrangement for care.

B) Estimated children – The largest number of children at any point excluding our own children is 12.

C) Employees - We employ two daycare assistants all the time.

a. Employee1 Details

- i. Term – Full time
- ii. Schedule – 7:30am to 4:30pm includes 1 Hour lunch time
- iii. Hours – 40 Hrs / week
- iv. Logistics – drives car. Car will be parked on our driveway

b. Employee2 Details

- i. Term – Full time
- ii. Schedule – 8:30am to 5:30pm includes 1 Hour lunch time
- iii. Hours – 40 Hrs / week
- iv. Logistics – Takes bus/ public transportation

D) Drop-Off and Pick-Up Schedule - Our driveway accommodates about 6 cars at any given time.

a. Drop Off Schedule

- i. 7:00am – 7:15am – 3 children
- ii. 7:20am – 8:00am – 3 children
- iii. 8:00am – 8:30am – 4 children
- iv. 8:30am – 9:00am - 2 children

b. Pick-Up Schedule

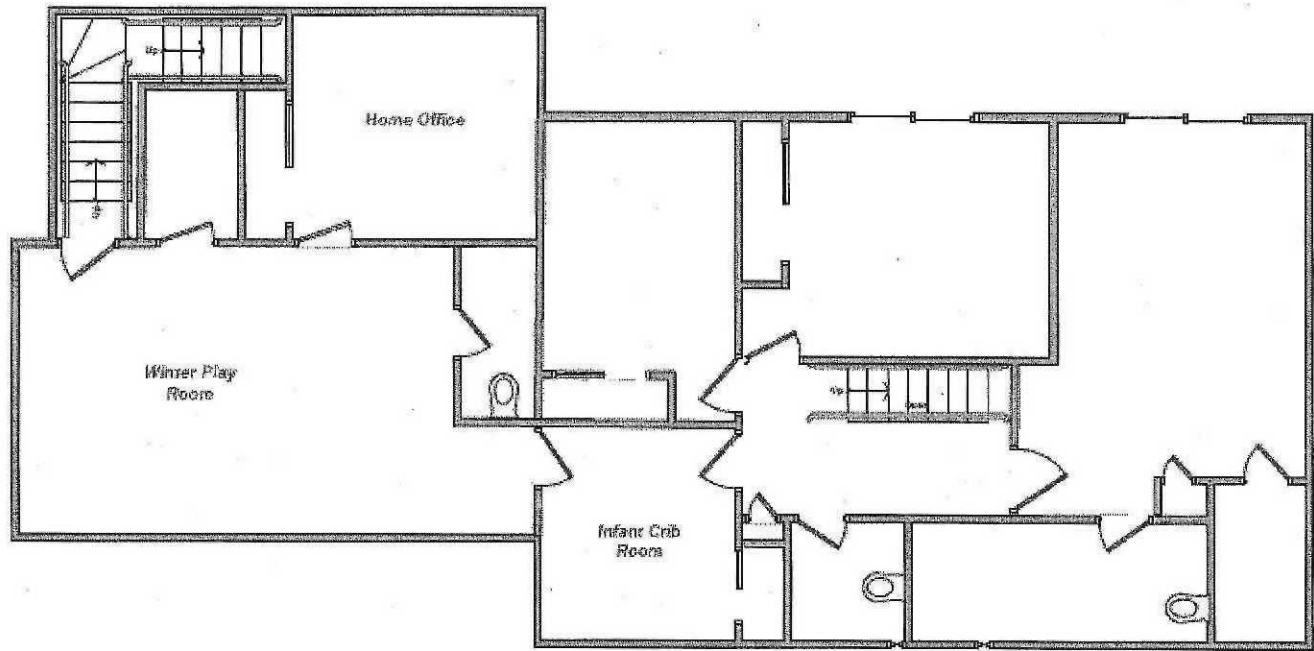
- i. 4:00pm – 4:30pm – 2 children
- ii. 4:30pm – 5:00pm - 2 children



## The Curious Kids Learning Center

2852 Cedarest Rd, Fairfax, VA – 22031

### d. Floor plan – second floor



### H) Outdoor Play Area – We have 4 outdoor play areas as described below to make it more entertaining to children

- Driveway (usually morning times between 8am and 12pm) – We have a large driveway. Driveway is a great place for children to play with riding toys, running, drawing and other playful activities. Our driveway also provides shades in the Morning which makes it a great place all Summer, early winter and spring times
- Deck area ( usually evening times between 3:30pm and 6:00pm) – We have large 400 sq ft deck that is a great place to ride toys, serve snacks, play games with balls and soft toys. There is always a shade in the evenings on our deck thus making it a great place for evening outdoor activities
- Back Yard (any time of the day) – We have two 2 outdoor play-sets in our backyard, one small and one big play-set to make sure children of all ages can play. They are used all season long weather permitting. The play-sets have slide, climb and ladder activities
- Front Yard (All year long) – We have a large front yard that is used for children to play most part of year for games and group plays activities. During summer months we use the front yard for water activities like mini inflatable pools and water slides.

### I) HOA - Our community does not have HOA and thus we do not require any approvals to run the family day home facility



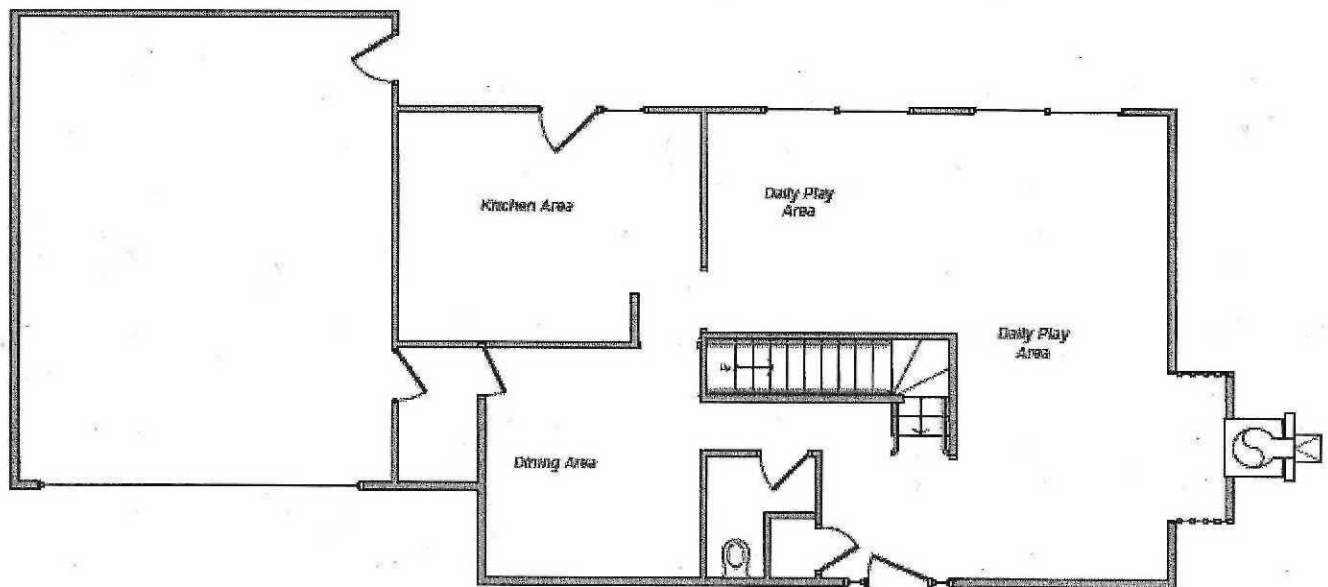
## The Curious Kids Learning Center

2852 Cedarest Rd, Fairfax, VA – 22031

- iii. 5:00pm – 5:30pm – 3 children
- iv. 5:30pm – 6:00pm – 5 children
- E) Area of Service – Below provides good insight on our parents
  - a. Parents within surrounding neighborhood – 3 children
  - b. Parents within 1.5 mile radius – 4 children
  - c. Parents who work Close by – 3 children
  - d. Parents outside of the area – 2 children
- F) Parents Logistics – Most of the parents drive to our center. Parents within surrounding neighborhood sometimes do walk to our center during summer. Our driveway can accommodate 6 – 7 cars at any given time. Since the drop off time varies, at any given time, we normally see not more than 2 cars during drop-off time and not more than 3 cars during pick-up times. There is plenty of parking on road side as well.
- G) Dwelling used for Day Care – Our home is a two level dwelling with 5 bedrooms, 2 full and 2 half baths with a large 400 sq ft of wooden deck on the back. The total usable space is 2,311 sq ft.
  - a. Total Indoor usable space – 2,311 sq ft
  - b. Daycare usage – The following areas are utilized to provide the daycare services
    - i. Complete main level
    - ii. One bedroom for infant care on 2<sup>nd</sup> level
    - iii. One Hall for winter play area on 2<sup>nd</sup> level
    - iv. One Home Office on 2<sup>nd</sup> level

Total floor space used for daycare purposes is about 1,200 sq ft.

c. Floor plan – Main Level







## **The Curious Kids Learning Center**

**2852 Cedarest Rd, Fairfax, VA – 22031**

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We believe our home coupled with our passion and expertise make it a great place for family day home services. We request you to please approve our request to run a family day home facility and help parents and children who really count on our service.

In closing, we have a great location, space, environment, passion and expertise to make it a special space for family day home. Our home is more than a daycare. We have programs to teach children basic English, math and arts skills to enable prepare them for pre-school. We serve home made fresh and hot food, individualized attention; provide parenting insights to build their future.

Please feel free to contact us in case you require any additional information and we will be more than happy to provide at our earliest possible times.

Your's sincerely

Suma Rajanna  
Owner / Proprietor  
The Curious kids learning Center

VIRGINIA DEPARTMENT OF  
SOCIAL SERVICES

HOME ABOUT US ABUSE &amp; NEGLECT ADOPTION &amp; FOSTER CARE ADULT &amp; CHILD CARE ASSISTANCE COMMUNITY SUPPORT CHILD SUPPORT CAREERS

Adult &amp; Child Care



Child Care



Child Day Care



Search for Child Day Care



Certified Preschools (CP)



Child Day Centers (CDC)



Family Day Homes (FDH)

Family Day System  
(FDS)/HomesReligiously Exempt Child  
Day Centers (RE CDC)Voluntarily Registered  
Family Day Homes

## Search for Child Day Care

[Help Opening Files](#)[Print Version](#)[E-mail Page](#)[Return to Search Results](#) | [New Search](#) |**Suma Rajanna**

2852 Cedarest Road

FAIRFAX, VA 22031

(571) 730-2156

Facility Type: [Family Day Home](#)License Type: [Two Year](#)[Expiration Date:](#) Jan. 14, 2015Business Hours: 7:00 am - 6:00 PM  
Monday - Friday

Capacity: 12

Ages: 3 months - 12 years 11 months

Inspector: Brenda Kuhlman  
(703) 359-6777







## County of Fairfax, Virginia

## MEMORANDUM

Date: June 25, 2014

To: Carmen Bishop, Planner II  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning

From: Dawn Curry  
Senior Zoning Inspector  
Zoning Inspection Branch

Subject: Home Child Care Inspection

Applicant: Suma Rajanna / Curious Kids Learning Center  
2852 Cedarest Road, Fairfax, Virginia 22031  
MELVILLE, Lot 12  
Tax Map#49-3 ((02)) 0012 Zoning District: R-1(Residential 1  
DU/AC) Magisterial District: Providence  
Mail Log # 2014- 0214  
Date of Inspection: June 24th

*KEY: A "✓" mark in a box indicates that the item was deficient. An unmarked box indicates that no violation was found.*

- ☐ Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code. (32-12-30.)
- ☐ An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- ☐ All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.

\*(Per Carmen Bishop the previous issues have been resolved per e-mail 8-6-14)

- ☐ All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.
- ☐ Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- ☐ Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.
- ☐ A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
- ☐ Structures comply with the Zoning Ordinance.

**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.



**8-303 Standards for all Group 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

**8-305 Additional Standards for Home Child Care Facilities**

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
  - A. The dimensions, boundary lines and area of the lot or parcel.
  - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
  - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
  - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

**10-103 Use Limitations**

6. The following use limitations shall apply to home child care facilities:

A. The maximum number of children permitted at any one time shall be as follows:

(1) Seven (7) when such facility is located in a single family detached dwelling.

(2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

The maximum number of children specified above shall not include the provider's own children.

B. A home child care facility shall be operated by the licensed or permitted home child care provider within the dwelling that is the primary residence of such provider, and except for emergency situations, such provider shall be on the premises while the home child care facility is in operation. Notwithstanding the above, a substitute care provider may operate a home child care facility in the absence of the provider for a maximum of 240 hours per calendar year.

C. There shall be no exterior evidence, including signs, that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by this Part shall be allowed.

D. In addition to the persons who use the dwelling as their primary residence, one (1) nonresident person, whether paid or not for their services, may be involved in the home child care use on the property, provided that there is only one (1) such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.

E. Notwithstanding the provisions of Par. B above, a child care provider may care for the maximum number of children permitted in Par. A above in a dwelling other than the provider's own, as long as the dwelling is the primary residence of at least one of the children being cared for by the provider. Such child care provider shall comprise the one nonresident person allowed under Par. D above.



- F. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.
- G. An increase in the number of children permitted under Par. A above or the involvement of more than one nonresident person as permitted under Par. D above may be permitted in accordance with the provisions of Part 3 of Article 8.